



STATE OF TENNESSEE
Department of the Treasury
Office of the State Architect
REQUEST FOR INFORMATION
FOR
High Performance Building Requirements Update

RFI # 30901-65426
April 28, 2026

1. STATEMENT OF PURPOSE:

The State of Tennessee, Office of the State Architect (OSA) issues this Request for Information (RFI) to obtain market insight and professional perspectives from qualified architectural, engineering, and construction firms with experience in high-performance building design, delivery, and sustainability standards.

The purpose of this RFI is to gather non-binding, advisory input to help OSA evaluate the reasonableness and feasibility of a proposed initiative to comprehensively rewrite the Tennessee High Performance Building Requirements (HPBr). Information received through this RFI will be used to inform the structure, scope, schedule, and expectations of a potential future Request for Proposals (RFP) for professional services.

Specifically, OSA is seeking industry feedback on:

- 1.1. Reasonable project schedules, including a target of producing a new HPBr within approximately twelve (12) months of RFP award
- 1.2. Typical cost ranges or funding considerations for similar effort.
- 1.3. Recommended processes, facilitation approaches, and risk considerations associated with engaging diverse stakeholders and working groups.
- 1.4. Alignment with industry best practices and comparable programs

1. BACKGROUND:

OSA anticipates issuing a future RFP to procure professional services to:

- 1.1. Facilitate statewide conversations with public and private stakeholders
 - 1.1.1. Compliance with this program is a requirement for all SBC approved projects covering
 - 1.1.1.1. All State Higher Education Institutions
 - 1.1.1.2. All General Government Agencies and Departments

- 1.1.2. OSA is looking for input on the most effective way to manage such a diverse set of stakeholders as well as the most agile way to facilitate the necessary meetings to ensure a successful engagement process
- 1.2. Organize and manage working groups or user groups
- 1.3. Synthesize feedback and technical input
- 1.4. Draft and deliver a revised version of the HPBr that may include multiple levels of participation and additional building aspects
 - 1.4.1. OSA is open to receiving input and recommendations regarding the schedule, implementation, and pathway for this initiative to ensure that the state receives the best overall strategy with the widest possible stakeholder buy-in and engagement

This RFI is solely intended to inform a future procurement by validating assumptions related to scope, schedule, cost, and overall approach. OSA is seeking candid, experience-based perspectives from the design and construction community to help ensure that the subsequent RFP is realistic, competitive, and aligned with industry norms.

2. COMMUNICATIONS:

- 2.1. Please submit your response to this RFI via e-mail at dawn.rochelle@tn.gov by no later than the Response Deadline date specified in Section 4. In the event your response with all attachments and supporting documentation will exceed 15 megabytes in total, please place the documents in a zip file or make two or more submissions such that the documents per e-mail submission do not exceed 15 megabytes.
- 2.2. Please feel free to contact the Office with any questions regarding this RFI. The main point of contact is:

Dawn Rochelle, Procurement Coordinator
Tennessee Department of Treasury
Telephone: (615) 253-8770
Email: Dawn.Rochelle@tn.gov

Note: If you have any questions or comments concerning this RFI, it is important you e-mail them to the Office's main point of contact by no later than the Written Questions & Comments Deadline detailed in RFI Section 4, Schedule of Events. The Office will e-mail its responses to prospective Respondents from whom the Office has received a Notice of Intent to Respond as indicated in RFI Section 3.4. below and on the date detailed in RFI Section 4, Schedule of Events.

- 2.3. Please reference RFI # 30901--65426 with all communications to this RFI.

2.4. Notice of Intent to Respond

Prospective Respondents should submit a Notice of Intent to Respond (in the form of a simple e-mail) to the Procurement Coordinator (identified above) prior to the Notice of Intent to Respond Deadline, detailed in the Section 4 Schedule of Events, of this RFI. Such notice should include the following information: the business or individual's name (as appropriate); a contact person's name and title; and the contact person's mailing address, telephone number, and e-mail address. **A Notice of Intent to Respond creates no obligation and is not a prerequisite for submitting a response, however, it is necessary to ensure receipt of any RFI amendments or other notices and communications relating to this RFI.**

2.5. Written Questions and Comments

If you have any questions or comments concerning this RFI, you are required to e-mail them to the Office's Procurement Coordinator identified above in Section 3.2 by no later than the Written Questions and Comments Deadline detailed in Section 4, Schedule of Events, of the RFI.

The Office will e-mail its responses to written questions and comments to prospective Respondents from whom the Office has received a Notice of Intent to Respond as indicated in RFI Section 3.4. above and on the date detailed in RFI Section 4, Schedule of Events.

The Office will also post a copy of the amendment to the following website:
<https://www.tn.gov/generalservices/procurement/central-procurement-office--cpo-/supplier-information/request-for-proposals--rfp--opportunities1.html>

3. RFI SCHEDULE OF EVENTS:

EVENT		TIME (Central Time Zone)	DATE (all dates are State business days)
1.	RFI Issued		April 28, 2026
2.	Notice of Intent to Respond	2:00 p.m.	May 5, 2026
3.	Written Question and Comment Deadline	2:00 p.m.	May 13, 2026
4.	State Response to Questions and Comments		May 18, 2026
5.	RFI Response Deadline	2:00 p.m.	May 26, 2026

4. GENERAL INFORMATION:

- 4.1. Please note that responding to this RFI is not a prerequisite for responding to any future solicitations related to this project and a response to this RFI will not create any contract rights. Responses to this RFI will become property of the State.
- 4.2. The information gathered during this RFI is part of an ongoing procurement. In order to prevent an unfair advantage among potential respondents, the RFI responses will not be available until after the completion of evaluation of any responses, proposals, or bids resulting from a Request for Qualifications, Request for Proposals, Invitation to Bid or other procurement method. In the event that the state chooses not to go further in the procurement process and responses are never evaluated, the responses to the procurement including the responses to the RFI, will be considered confidential by the State.

4.3. The State will not pay for any costs associated with responding to this RFI.

5. INFORMATIONAL FORMS:

The State is requesting the following information from all interested parties. Please fill out the following forms:

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TECHNICAL INFORMATIONAL FORM	
1.	RESPONDENT LEGAL ENTITY NAME:
2.	RESPONDENT CONTACT PERSON: Name, Title: Address: Phone Number: Email:
3.	BRIEF DESCRIPTION OF EXPERIENCE PROVIDING SIMILAR SCOPE OF SERVICES/PRODUCTS
4.	If you have example documents that you are willing to share, please attach them in addition to your maximum 10-page NARRATIVE response.
5.	Overview information on any similar programs that your firm has developed - include the following information: a. Scope b. Timeline with phases c. Budget/Cost – explaining factors most significantly influence cost (e.g., number of stakeholders, facilitation intensity, technical analysis, document complexity)? d. Success Stories e. Challenges
6.	Schedule Considerations <ul style="list-style-type: none">• Is a twelve (12) month timeframe from RFP award to delivery of a revised HPBr reasonable? Please explain your rationale. If a different schedule is proposed, please include your proposed schedule and how you see it as being the most effective strategy.
7.	Process and Facilitation <ul style="list-style-type: none">• What engagement, facilitation, or governance approaches have proven effective for similar guideline or standards development efforts?
8.	Best Practices <ul style="list-style-type: none">• Examples of comparable programs, standards, or guideline rewrites (state or national) that may

serve as useful references.

- Lessons learned that could inform a successful HPBr rewrite effort.

9. Possible Implementation of AI

- Please provide industry insight and direction on how AI could inform:
 - Predictive building performance
 - Real-time optimization of building systems
 - Material selection and embodied carbon evaluation
 - Climate Resilience and Risk Modeling
 - Optimize capital planning, building system payback, and Total Cost of Ownership (TCO)
 - Other emerging AI technologies applicable to HPBr

COST INFORMATIONAL FORM

1. Describe what pricing units you typically utilize for similar services or goods (e.g., per hour, each, etc.):

2. Describe the typical price range for similar services or goods

ADDITIONAL CONSIDERATIONS

1. Please provide input on alternative approaches or additional things to consider that might benefit the State: